

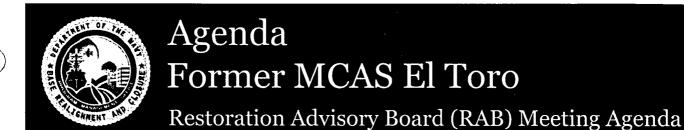
# MEETING MAILER FOR 96TH RESTORATION ADVISORY BOARD (RAB) MEETING HELD ON 19 AUGUST 2009 - INCLUDES AGENDA; PUBLIC NOTICE; 15 APRIL 2009 DRAFT MEETING MINUTES AND SIGN-IN SHEET; AND 28 JANUARY 2009 FINAL MEETING MINUTES

08/19/2009 CDM FEDERAL PROGRAMS CORPORATION

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# Restoration Advisory Board 96th RAB Meeting

August 19, 2009 7:45 – 8:45 pm

#### **Location**

Irvine City Hall Conference Training Center (CTC) One Civic Center Plaza Irvine. CA 92618 RAB Subcommittee Meeting 5:00-6:00p.m., Room L-104

RAB members that are unable to attend please call either James Callian, Navy RAB Co-Chair at (949) 726-5398 or (619) 532-0952 or Bob Woodings, RAB Community Co-Chair at (949) 461-3481.

Welcome/Pledge/Introductions/Agenda Review (7:45-7:50)

Jim Callian BRAC Environmental Coordinator Navy RAB Co-Chair

#### Old Business (7:50-8:05)

- Announcements/Review of Action Items (7:50-8:00) Approve 4/15/09 RAB Meeting Minutes
- Subcommittee Meeting Report (8:00-8:05)

Jim Callian & Bob Woodings RAB Community Co-Chair

Marcia Rudolph RAB Subcommittee Chair

#### New Business (8:05-8:35)

Regulatory Agency Comment Update (8:05-8:10) Federal and State Regulatory Oversight of Environmental Restoration and Cleanup at Former MCAS El Toro Federal Rep Mary Aycock U.S. EPA State Rep Quang Than Cal/EPA/DTSC State Rep John Broderick Cal/EPA/RWQCB

Installation Restoration Program Sites 18 and 24 Remedial Action Update (8:10-8:30) Marc Smits, Navy John Hills, Irvine Ranch Water District

❖ Open Q&A (Environmental Topics) (8:30-8:35)

Jim Callian

Meeting Summary & Closing (8:35-8:45)

Meeting Evaluation & Topic Suggestions for Future Meetings

Jim Callian & Bob Woodings





### NOTICE OF PROPOSED PLAN AND PUBLIC COMMENT PERIOD

# Installation Restoration Program Site Anomaly Area 3 Former Marine Corps Air Station El Toro

The U.S. Navy, in coordination with state and federal environmental regulatory agencies, encourages the public to comment on the Proposed Plan for former Marine Corps Air Station (MCAS) El Toro Installation Restoration Program Site Anomaly Area 3 (AA3), located in Irvine, California. The Proposed Plan presents the preferred alternative to address contamination in wastes in the AA 3 landfill. The Proposed Plan also provides a summary of investigations and evaluations, including the remedial investigation and risk assessment.

#### PUBLIC COMMENT PERIOD

The Navy invites interested members of the public to review and comment on the Proposed Plan during the 30-day public comment period, held from August 12 through September 12, 2009. Public comments must be submitted in writing and postmarked or e-mailed no later than September 12, 2009, or comments may be provided during the public meeting on August 19, 2009. Please send all comments to: Mr. James Callian, BRAC Environmental Coordinator, Former MCAS El Toro, 7040 Trabuco Road, Irvine, CA 92618-1700, tel (949) 726-5398, fax (949) 726-6586, or email james.callian@navy.mil.

#### **PUBLIC MEETING**

The Navy will host a public meeting to discuss the Proposed Plan and accept comments.

Date & Time: Wednesday, August 19, 2009, 6:30 p.m. to 7:45 p.m.

Location: Irvine City Hall, One Civic Center Plaza, Irvine, California.

#### FOR MORE INFORMATION

Copies of the Proposed Plan, Remedial Investigation Report, Feasibility Study Report, and other site documents are available for review at the Information Repository located at the address below. If you have any questions or wish to discuss this project, please contact Mr. James Callian, BRAC Environmental Coordinator (see above).

Information Repository Heritage Park Regional Library 14361 Yale Avenue Irvine, California 92604 (949) 936-4040

### RESTORATION ADVISORY BOARD MEETING FORMER MCAS EL TORO

Wednesday August 19, 2009 Irvine City Hall, One Civic Center Plaza, Irvine, CA 7:45 – 8:45 p.m.

The Restoration Advisory Board (RAB) is composed of local citizens and government representatives involved in the environmental cleanup program at former MCAS El Toro. Community participation and input is important and appreciated. A status of the former MCAS El Toro Installation Restoration Program will be provided at the RAB meeting.

#### **Main Topic for Presentation and Discussion:**

Update for IRP Sites 18 and 24

For More Information about this meeting and the Installation Restoration Program at former MCAS El Toro, please contact Mr. James Callian, BRAC Environmental Coordinator. Former MCAS El Toro, BRAC Environmental Coordinator. 7040 Trabuco Road, Irvine, CA 92618 - 1700. Tel (949) 726-5398, Fax (949) 726-6586, or email james.callian@navy.mil.

Meeting Location: Heritage Fields, Greyhawk Conference Room, Irvine California

**Meeting Date/Time:** 15 April 2009/6:42 pm - 8:02 pm

Minutes Prepared by: Tony Guiang, CDM

#### **Attachment:**

Presentation Slides: "Installation Restoration Program (IRP) Operable Unit 2C, Site 3 – Original Landfill, Site 5 – Perimeter Road Landfill, Remedial Design/Remedial Action Update."

#### WELCOME/INTRODUCTIONS/AGENDA REVIEW:

Ms. Debra Theroux (Interim Base Realignment and Closure [BRAC] Environmental Coordinator [BEC] and Interim Navy RAB Co-Chair) welcomed everyone and asked Ms. Marcia Rudolph (RAB member, Subcommittee Co-Chair) to lead the Pledge of Allegiance. Self-introductions by all those in attendance followed. A total of 19 attendees were present. Ms. Theroux then reviewed the RAB meeting agenda; no changes to the agenda were suggested by the RAB. Mr. Roy Herndon (RAB member) and Mr. Peter Hersh (RAB member) were given excused absences.

#### ANNOUNCEMENTS/ REVIEW OF ACTION ITEMS

Ms. Theroux made the following announcements:

- Mr. Rich Muza (United States Environmental Protection Agency [U.S. EPA]) has been reassigned and taken on a new role with the U.S. EPA. The U.S. EPA is hoping to find a replacement for Mr. Muza soon. In the meantime, his replacement is Ms. Claire Trombadore. Any questions, comments, or correspondence should be directed to her (Ms. Theroux provided her contact information) until a more permanent replacement has been identified. On behalf of Mr. Muza, Ms. Theroux expressed her best wishes and gratitude for all the time spent working with the RAB over the past years. Ms. Rudolph asked if it were possible to extend a letter of gratitude and recognition to Mr. Muza for his years of service and commitment to the RAB. Mr. Wallace reiterated Ms. Rudolph's sentiment. He went on to say he was tasked by the City of Irvine Mayor to extend his gratitude to Mr. Muza for helping to engineer a highly technical letter addressing the community's concern over trichloroethylene (TCE). Ms. Theroux agreed to consider the requests and noted Mr. Muza's contact information remains the same, should anyone feel the need to contact him.
- Ms. Theroux announced the BRAC Program Management Office (PMO) has finally identified and selected a permanent BEC: Mr. Jim Callian. Ms. Theroux asked that any questions, comments, and correspondence continue to be directed to her until the transition is finalized.
- Ms. Theroux noted as long as the RAB meeting presentation slides did not include very detailed maps or sketches, the Navy will continue the practice of printing two slides or more

per page for meeting handouts. However, if presentations include maps and figures in detail, then one slide per page for the handouts will be printed.

- Following up on an Action Item from the last RAB meeting, Ms. Theroux asked those individuals who expressed interest in conducting a site visit to IRP Site 1 to meet after the RAB meeting to coordinate the best time and date for a May 2009 site tour.
- Ms. Theroux stated the Navy recently published two public notices. One announces the IRP Sites 3 and 5 Record of Decision (ROD) and the other announces the IRP Sites 18 and 24 Explanation of Significant Differences (ESD). Both documents are available for viewing and down loading in PDF format from the BRAC PMO website.

#### APPROVAL OF 03 DECEMBER 2008 RAB MEETING MINUTES

Mr. Bob Woodings (RAB Community Co-Chair) opened the floor for discussion, questions, or corrections to the 28 January 2009 RAB meeting minutes. Mr. Woodings had minor comments on the minutes concerning street names that were misspelled. Upon making the corrections, the meeting minutes were approved by the RAB with no additional changes. In addition, Mr. Woodings applauded the inclusion of the "State of the Station Environmental Program" presentation slides in the meeting minutes.

#### SUBCOMMITTEE MEETING REPORT

Ms. Rudolph began her subcommittee meeting report by expressing her approval in moving forward with the site tour of IRP Site 1. She provided a summary of the Subcommittee Meeting discussions and the resulting questions for the Navy as follows:

- Ms. Rudolph asked the RAB if there was any information available on the latest condition of the fairy shrimp ponds owing to the recent moisture. She noted any information from the Navy regarding their current condition is appreciated.
- Ms. Rudolph noted the IRP Sites 2 and 17 Remedial Action Completion Report (RACR) and Finding of Suitability to Transfer (FOST) #5 were recently published. Relative to the FOST #5, she mentioned one of the questions raised during the Subcommittee Meeting was in regard to the protocol and procedure followed when a portion of the parcel is pulled out of the transfer. Ms. Rudolph was hoping for an answer from either the newly appointed U.S. EPA representative or from the new BEC.
- Ms. Rudolph expressed concern over the petroleum at IRP Site 16 and the possibility of
  impairment to existing wells at the site resulting from petroleum remediation activities. She
  requested if existing wells are impaired or damaged in any way by the remediation activities
  at the site, that they be replaced with new, operational wells capable of the same
  performance.
- Citing the perchlorate plume at IRP Site 1 and the upgradient/downgradient perchlorate link to IRP Site 2, Ms. Rudolph expressed concern over whether there was perchlorate at IRP Site 5. She requested the Navy provide further discussion and insight on whether perchlorate exists at IRP Site 5.

• In closing, Ms. Rudolph asked the Subcommittee Meetings begin at 5:30 pm rather than 5:00 pm beginning with the next Subcommittee Meeting scheduled for 19 August 2009. In addition, because the focus of the contamination at MCAS El Toro is now moving towards groundwater, she expressed her hope that Mr. John Broderick (Regional Water Quality Control Board [RWQCB]) would make himself available to attend the next RAB meeting. Ms. Rudolph extended an open invitation to the RAB meeting attendees to attend future Subcommittee Meetings.

#### AVAILABLE INFORMATION/CONTACTS

Ms. Theroux presented a series of slides listing dates and times for the upcoming quarterly RAB meetings. In addition; she presented slides listing key Navy and regulatory agency contacts; RAB points of contact; Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Administrative Record (AR) File and Information Repository (IR) locations and hours; and environmental and reuse/redevelopment websites.

Ms. Theroux noted that following a quarterly RAB meeting schedule, the next meeting should occur in July 2009; however, as previously agreed with the RAB, the next RAB meeting is scheduled for 19 August 2009. The August and December 2009 RAB meetings are scheduled to be held at the Irvine City Hall, Conference and Training Center.

Ms. Theroux mentioned historical technical documents can be found at the CERCLA AR File and either Sue Rawal or the Navy can help locate specific documents. She explained the BRAC PMO Navy website provides information on the entire BRAC program, which includes former MCAS El Toro. Information on the Navy website reflects the past five years and any documents prior to 2005 can be requested from the BRAC PMO webmaster.

#### REGULATORY AGENCY UPDATE

#### Mr. Quang Than (California Department of Toxic Substances Control [DTSC])

Mr. Than explained as a result of the reorganization happening at the DTSC, he may be assigned additional duties in the near future but will keep the RAB and the Navy informed on any changes. He presented the RAB with a list of the documents since the last meeting he has worked on and made special mention of the following documents:

- DTSC is currently reviewing the Draft FOST #5, and expects to complete the review by Friday (17 April 2009). Reiterating Ms. Rudolph's earlier request, Mr. Than asked the Navy for clarification on the guidance or protocol followed by the Department of Defense (DOD) when a portion of the parcel is being carved out for transfer; specifically Building 746.
- DTSC is looking forward to reviewing the Draft Five-Year Review Report for IRP Sites 2, 16, 17, 18, and 24, which is scheduled to be submitted for review in May 2009.

In closing, Mr. Than opened the floor for comments and questions. Ms. Theroux announced to the RAB the availability of regulatory agency comment/concurrence letters received by the Navy since the last RAB meeting. She noted as many as 30 letters are available for viewing at this evening's RAB meeting.

## IRP OPERABLE UNIT 2C, SITE 3 – ORIGINAL LANDFILL, SITE 5 – PERIMETER ROAD LANDFILL

Mr. Smits provided a presentation titled "IRP Operable Unit 2C, Site 3 – Original Landfill, Site 5 -Perimeter Road Landfill, Remedial Design/Remedial Action Update" (Attachment). Mr. Smits' presentation included an update on IRP Sites 3 and 5, and a summary of the site descriptions, site investigations, selected remedies at the sites, components of the remedies, details on the landfill cap design and construction, post-construction activities, and a schedule of milestone events. Mr. Smits also introduced Mr. Chris Johnson of Shaw Environmental as the Construction Project Manager.

Mr. Smits noted that IRP Sites 3 and 5 are within Carve-Out (CO) Areas II-B and II-H, respectively, and until remedies are in place. and operating properly and successfully (OPS) determinations have been made, they will remain part of the COs.

Mr. Smits provided a brief description of each landfill including the types of wastes contained at each site. He added that IRP Site 3 (Original Landfill) contained most of the original waste being generated at the base and at one time was thought to comprise approximately 11 acres based on the remedial investigation (RI) findings. As a result of subsequent trenching that occurred throughout IRP Site 3, the footprint of the landfill was reduced significantly to include the main area known as Waste Area A and other smaller areas (B through F and Unit 4) located throughout the site. Mr. Smits explained after use of IRP Site 3 (Original Landfill) ceased, IRP Site 5 (Perimeter Road Landfill) became the operational landfill on base and accepted waste similar to that at IRP Site 3. Based on data from the RI, the area comprising IRP Site 5 was approximately 1 acre. Subsequent trenching activity at IRP Site 5 confirmed the footprint of the landfill and did not show much variation from the previous estimate for the landfill boundaries.

Mr. Smits explained the Navy has followed the CERCLA process and is now at the remedial design/remedial action stage. He provided a summary of the previous investigations leading up to the final remedy selections for the sites. Mr. Smits explained that between 2000 and 2004, trenching activities and landfill gas monitoring were conducted at IRP Sites 3 and 5. As noted before, as a result of trenching activities, the IRP Site 3 footprint was reduced from approximately 11 acres to approximately 2 acres. Ms. Rudolph expressed the community's sense of security in knowing a more exact footprint of the buried waste.

Mr. Smits noted that both landfills have been in place for a long time and landfill materials generally decompose shortly after capping; results from the landfill soil gas investigations showed very low concentrations of volatile organic compounds [VOCs] and methane. Due to the low landfill gas concentrations, the buffer zones around the landfills were reduced from 1,000 feet to 100 feet with regulatory agency concurrence. As a conservative measure, the remedies include continued passive and active soil gas monitoring for both landfills.

Mr. Johnson of Shaw Environmental continued the presentation to the RAB by summarizing components of the remedies. For IRP Site 3, the remedy includes consolidating the smaller waste areas (B through F and Unit 4) into the larger waste area (A). Mr. Johnson presented pictures of IRP Site 3 Waste Area A and Waste Areas B/D/F and a picture of IRP Site 5 to the RAB. He noted Waste Area A consists of a flat area with gravel and broken up concrete and IRP Site 5 is relatively flat.

Mr. Johnson continued his presentation by showing a conceptual cross section of the IRP Sites 3 and 5 caps. He explained the landfill caps will include a foundation layer compacted over the waste providing a smooth surface for the flexible membrane liner (FML). He showed the RAB samples of 40-mil and 60-mil high density polyethylene (HDPE) liner. He explained the plan is to use 60-mil linear-low density polyethylene (LDPE) liners for IRP Sites 3 and 5 which are thicker, more flexible, and more resistant to puncture than the 40-mil HDPE. Mr. Johnson explained the liners arrive in large rolls and are laid out in a shingle pattern and sealed at the seams. The next layer is a geotextile cushion placed on top of the FML. Finally, a 2- foot thick soil layer with a minimum slope of 3% is placed on top of the geotextile cushion and hydroseeded with shallow-rooting native vegetation.

Mr. Johnson explained the operation and maintenance of the remedies will include implementing the monitoring programs, and maintaining the drainage features and institutional controls (ICs) at the sites.

Mr. Johnson explained profiles of the IRP Sites 3 and 5 waste areas were created based on data collected during the trenching activities. He showed slides identifying the extent of cover at both sites and pointed out that all waste at both sites is covered with soil ranging from 1 to 9 feet, with the majority of the waste covered with 5 feet of soil. He then presented cross sections of each site showing the extent and finished grade of the final covers. He noted the goal was to minimize the vertical profile of the waste by establishing the foundation layer between 3 to 5 feet above grade at IRP Site 3 and 3 to 4 feet above grade at IRP Site 5. Implementing this scenario would minimize erosion and allow easier maintenance of the landfills.

Mr. Johnson also showed the layout of the landfill gas venting systems for IRP Sites 3 and 5, which include gas extraction wells installed through the landfill liner for passive or active soil gas sampling and gravel gas monitoring trenches with riser vent pipes installed at 25 feet midway through the waste. He identified the gas monitoring wells that will be located at the 50-foot compliance boundary and explained they will be sampled for compliance in accordance with the California Integrated Waste Management Board requirements.

Ms. Rudolph asked about the inclusion of fencing at the sites. Mr. Johnson explained the design for fencing was still being considered, but noted the landfill gas venting system would likely be enclosed with a permanent fence and a temporary fence would be installed along the 100-foot buffer zone perimeter. He explained temporary fencing was being considered for the perimeter versus permanent fencing so the buffer zone could be revised if landfill gas monitoring indicates migration is not occurring and the buffer zone area could be transferred for reuse. Ms. Arnold added that any equipment at the sites would be secured to help prevent vandalism.

Mr. Werkmeister asked where the old flight simulator building was in relation to the landfill gas venting system. Mr. Johnson responded it was outside the 100-foot buffer zone and like Agua Chinon Wash, will not be impacted.

Mr. Johnson noted they were in the process of preparing a Long-Term Operations and Maintenance (O& M) Plan for IRP Sites 3 and 5, which will be finalized before construction is completed. In closing, Mr. Smits announced a Fact Sheet will be issued in June 2009 to announce the upcoming capping construction activities. He provided a proposed schedule of

milestones and documents for the sites and opened the floor to additional comments or questions.

Ms. Rudolph asked whether groundwater will continue to be monitored at IRP Sites 3 and 5. Mr. Smits responded the Navy will continue groundwater monitoring at the sites as part of the long term O& M. Ms. Arnold added that pursuant to the ROD, groundwater at the sites was not an issue and groundwater received concurrence for no further remedial action. However, the Navy will continue to monitor groundwater in order to confirm the remedies are doing what they are expected to do; e.g., prevent infiltration or leaching of the in-place waste to groundwater.

Mr. Woodings asked the Navy why an evapotranspiration cover was not being implemented for the IRP Sites 3 and 5 landfills as it was considered for other similar landfills. Mr. Smits explained that due the irrigation at these sites, the FML cap was preferred as it diverts infiltrating irrigation water away from the waste. He noted that this issue was discussed in the Proposed Plan and addressed during the public comment period.

Mr. Woodings asked how the Navy intends to transport the waste from the IRP Site 3 smaller waste areas (B through F and Unit 4) to the IRP Site 3 larger waste area (A) for consolidation. Mr. Johnson responded the waste would be transported via truck, the average distance for transporting the waste is approximately 50 yards, and no public roads are affected. He further added the waste to be transported comprises primarily of construction debris mixed with concrete and minor waste.

Mr. Than asked who the IRP Sites 3 and 5 properties will be transferred to eventually. Ms. Theroux stated both sites will transfer to Lennar initially before they are transferred to the Orange County Great Park (OCGP).

Mr. Woodings asked if ICs will be implemented at IRP Sites 3 and 5. Mr. Smits confirmed that ICs will be implemented at both sites. Ms. Arnold augmented Mr. Smits' response by explaining the ICs are documented in the ROD and the O & M Plan will include a land-use control (LUC) RD, which will include inspection sheets and checklists to be used by the transferee during a reconnaissance of the site to ensure the integrity of the cap and ascertain whether there are any IC violations. She cited examples of ICs including the restriction for no residential dwellings, hospitals, or digging at the sites.

#### **OPEN QUESTION AND ANSWER**

Ms. Theroux thanked Mr. Smits and Mr. Johnson for the presentation and opened the floor for discussion on other environmental sites or anything the regulatory agency representatives may have brought up in the evening's meeting. No additional comments or questions were raised by the RAB meeting attendees.

Ms. Theroux announced the next meeting would take place on 19 August 2009. Ms. Rudolph expressed interest in obtaining more information from either the Navy or the U.S. EPA on the identification of COs. She also expressed interest in hearing a presentation on FOST #5 at the next RAB meeting to learn what parcels are ready to transfer. Ms. Rudolph asked the Navy

what other documents were scheduled to be issued from now until the August 2009 RAB meeting.

Ms. Arnold, Ms. Theroux, and Mr. Callian noted the following documents are scheduled to be issued before the August 2009 RAB meeting:

- Draft Final Workplan for RD/RA at IRP Sites 3 and 5
- Final Work Plan for Pilot Study at IRP Site 1
- Draft 5-Year Review
- Fact Sheet for IRP Sites 3 and 5
- Draft O&M Plan for IRP Sites 3 and 5

Although there are no documents scheduled for IRP Sites 8 and 12, Mr. Callian suggested an update on the fieldwork for those sites could be included as a topic for discussion at the next RAB meeting.

Ms. Theroux announced to the RAB that if there is a topic they feel requires a more technical discussion or further clarification, a Navy team would be available to review the documents with the RAB at a special meeting.

Mr. Woodings noted that the August 2009 RAB meeting would be an opportune time to hear about the success of the Alton Parkway construction project. Mr. Vince Gin took the floor to provide a brief update on the Alton Parkway highway extension. He noted that on 7 April 2009, the County Board of Supervisors approved the construction plan for Alton Parkway and they have moved forward with advertising the project to obtain construction bids. He noted that key approvals from U.S. Army Corps of Engineers, U.S. Fish and Game, Regional Water Quality Control Board, and the Navy (approval on Project Environmental Review Forms [PERFs]) had not yet been received; however, the County did so to expedite the process anticipating receipt of the necessary approvals prior to awarding the construction contracts. Mr. Gin stated construction is scheduled to take place in September 2009, which accommodates restricted access schedules due endangered species activities in the area.

Ms. Mary Aileen Matheis (RAB member) asked if the funding was available for the Alton Parkway project. Mr. Gin confirmed the funding is available and the project would not have moved forward had it not been available.

Ms. Theroux went through a brief summary on the PERF process. She mentioned a portion of the Alton Parkway overlaps the buffer zone associated with IRP Site 2 known as Parcel II-V. Ms. Theroux explained once a PERF is submitted to the Navy, the Navy works with the BRAC Closure Team (BCT) to review the details of the project by assessing whether the project has the potential for impacting any ongoing CERCLA projects. This is the process the Alton Parkway construction project will go through to achieve approvals.

#### MEETING SUMMARY AND CLOSING

In closing, Ms. Theroux thanked the RAB officers, RAB members, Navy colleagues, Navy support staff, and all other meeting attendees. She mentioned she will remain involved with the former MCAS El Toro team and appreciated the valuable experience the Interim BEC role has given her. Ms. Theroux thanked everyone and the 15 April 2009 meeting adjourned at 8:02 pm.

#### LIST OF HANDOUTS PROVIDED AT THE MEETING

- 15 April 2009 Former MCAS El Toro RAB Meeting Agenda and Upcoming RAB Meeting Schedule
- Where to Get More Information & Environmental Websites
- Presentation Slides: "Installation Restoration Program (IRP) Operable Unit 2C, Site 3 Original Landfill, Site 5 – Perimeter Road Landfill, Remedial Design/Remedial Action Update"
- Former MCAS El Toro IRP Site Location Map
- Former MCAS El Toro RAB Mission Statement and Operating Procedures
- Former MCAS El Toro RAB Fact Sheet/Membership Application
- Former MCAS El Toro Mailing List Coupon

Copies of the meeting minutes and handouts provided at the 15 April 2009 RAB meeting are available at the IR for former MCAS El Toro located in the Government Publication Section of the Heritage Park Regional Library, Irvine, California. Library hours are 10 am to 9 pm Monday through Thursday; 10 am to 5pm Friday and Saturday; and 12 pm to 5 pm on Sunday. The library may be reached at (949) 936-4040. In addition, copies of the meeting minutes and handouts are also available at the CERCLA AR File maintained at Building 307 at former MCAS El Toro by Ms. Sue Rawal. Documents can be viewed by appointment; (call Ms. Rawal at (949) 726-5398 between 9 am and 1 pm Monday through Thursday.

Final minutes from previous RAB meetings can be found on the internet at the Navy BRAC website: <a href="www.bracpmo.navy.mil">www.bracpmo.navy.mil</a>

#### **INTERNET SITES**

#### Navy and Marine Corps Internet Access

BRAC PMO Web Site (includes RAB meeting minutes): http://www.bracpmo.navy.mil/

#### <u>Department of Defense - Environmental Cleanup Home Page Web Site:</u>

http://www.dtic.mil/envirodod/

#### U.S. EPA:

Homepage: www.epa.gov

Superfund information: www.epa.gov/superfund

National Center for Environmental Assessment: www.epa.gov/ncea

Federal Register Environmental Documents: www.epa.gov/federalregister

#### Cal/EPA:

Homepage: www.calepa.ca.gov

Department of Toxic Substances Control: <u>www.dtsc.ca.gov</u>

Department of Health Services, reorganized into the Department of Health Care Services and

the Department of Public Health: www.dhs.ca.gov

Santa Ana Regional Water Quality Control Board: <a href="www.waterboards.ca.gov/santaana">www.waterboards.ca.gov/santaana</a>

Additional Websites: Reuse and Redevelopment

Orange County Great Park: www.ocgp.org

Great Park Conservancy: <a href="https://www.orangecountygreatpark.org">www.orangecountygreatpark.org</a>

Heritage Fields LLC, a joint venture of Lennar Homes of California, Inc. LNR Property

Corporation Rockpoint Group, L.L.C: www.lennar.com

City of Irvine Planning Commission:

www.ci.irvine.ca.us/council/comms/planning/default.asp.





# INSTALLATION RESTORATION PROGRAM (IRP) OPERABLE UNIT 2C SITE 3 – ORIGINAL LANDFILL SITE 5 – PERIMETER ROAD LANDFILL

#### REMEDIAL DESIGN/REMEDIAL ACTION UPDATE

Presented By

Marc P. Smits, P.E. – Navy Remedial Project Manager Chris E. Johnson – Shaw Environmental Project Manager

Base Realignment and Closure (BRAC) Program
Management Office West
April 15, 2009

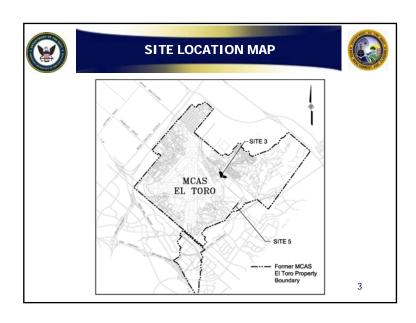


#### **OVERVIEW**



- · SITE DESCRIPTIONS
- SITE INVESTIGATIONS
- SELECTED REMEDY
- · COMPONENTS OF REMEDY
- LANDFILL CAP DESIGN AND CONSTRUCTION
- POST-CONSTRUCTION ACTIVITIES
- SCHEDULE

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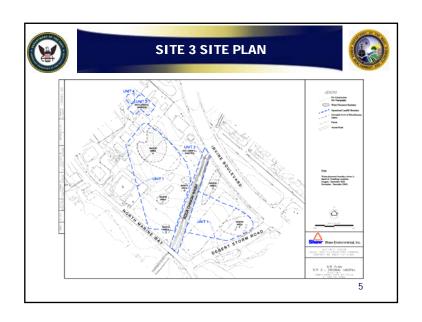


#### SITE DESCRIPTIONS



#### SITE 3 - ORIGINAL LANDFILL

- Active from 1943 to 1955
- Encompasses Approximately 11 acres
- Unlined Channel (Agua Chinon Wash) Crosses the Site
- Original landfill at Base Operated as a Cut-and-Fill Disposal Facility
- Types of Waste Included Metals, Incinerator Ash, Solvents, Paint, Residues, Hydraulic Fluids, Engine Coolants, Oily Wastes, Municipal Solid Waste, and Inert Solid Wastes
- Several Small, Waste and Debris Areas (Areas B F) Exist Outside of Main Landfill Area (Area A)











#### SITE INVESTIGATIONS



#### TRENCHING ACTIVITIES - 2003

- · Investigation to further define the landfill boundaries at Site 3
- · Limited waste was found during initial trenching
- · Expanded trenching activities to identify smaller pockets of waste throughout the Site 3 boundary
- Landfill boundaries were revised to a much smaller area than was previously estimated (landfill footprint reduced from 11 acres to approximately 2 acres)
- · Smaller pockets of waste and debris identified during trenching will be consolidated into the main portion of the landfill

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#### SITE INVESTIGATIONS



#### LANDFILL GAS INVESTIGATIONS - 2002 to 2004

- · Four perimeter soil gas wells were installed at Site 3 and four wells were installed at Site 5 to confirm that soil gas was not migrating from the landfill
- · Conducted four rounds of sampling at all soil gas wells
- · Low concentrations of VOCs and very low concentrations of methane detected at the wells
- · Results used to reduce the buffer zone around the perimeter of the landfills from 1,000 feet to 100 feet
- Soil gas monitoring and passive/active landfill gas systems will be implemented to minimize the potential for landfill gas to migrate beyond the 100 foot boundary



#### SITE INVESTIGATIONS



#### RADIOLOGICAL INVESTIGATIONS - 2000 to 2004

- Radiological evaluations conducted in 2000, 2001, and 2004
- · Radiological surveys using detectors were conducted over the entire surfaces of Sites 3 and 5
- · Soil samples were also collected and analyzed to compare with background and radiological release criteria for the base
- · Result of the radiological surveys confirmed that the radiological levels in the surface soils are consistent with background

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#### SELECTED REMEDY



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- · Various remedial alternatives were developed and evaluated for capping the two landfills
- A Proposed Plan was issued In January 2007 that presented the preferred remedy
- · A public meeting was held to present the Proposed Plan and obtain the public's input on the Navy's proposed remedy
- The Navy and the U.S. EPA co-selected a synthetic flexible membrane liner (FML) and a soil cover with institutional controls as the final remedy
- · The U.S. EPA, DTSC, and RWQCB concurred with the selected remedy and the decision is documented in the Record of Decision, issued in February 2008



#### **COMPONENTS OF THE REMEDY**

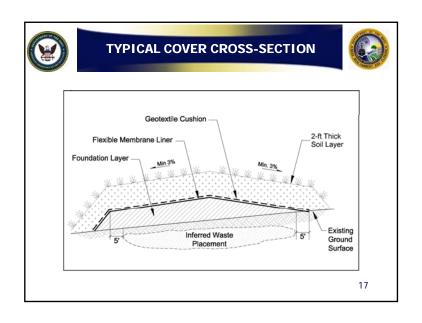


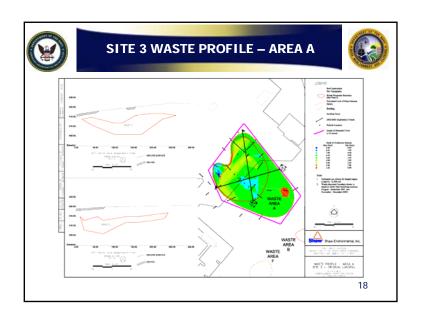
- Consolidate waste into existing landfill (Site 3 only)
- Install a synthetic flexible membrane liner (FML)
- · Construct a 2-foot soil cover
- Construct a landfill gas collection and/or venting system
- · Install passive gas control trenches
- Conduct monitoring of groundwater and landfill gas well/system (using California Integrated Waste Management Board protocol)
- Conduct periodic inspections of the cap, drainage features, and settlement monuments
- Implement institutional controls for the landfills



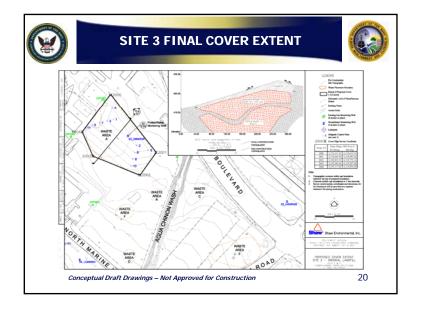


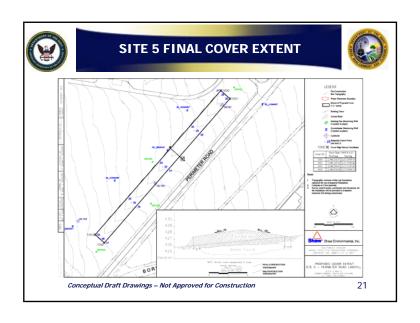


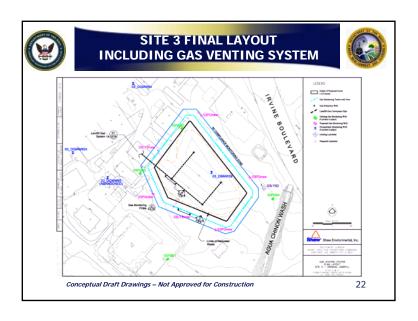


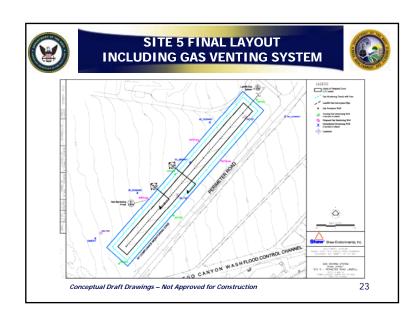
















#### **SCHEDULE**



Submit Final Remedial Design/Remedial Action Work Plan
 July 2009

Begin Field Construction Activities

July 2009

• Finish Field Construction Activities December 2009

Final Operation and Maintenance/Long-Term Monitoring Plan December 2009

• Final Remedial Action Completion Report (RACR) October 2010

Operating Properly and Successfully (OPS) Report
 August 2011

# FORMER MCAS EL TORO RESTORATION ADVISORY BOARD MEETING

### RAB MEMBER SIGN-IN SHEET

## April 15, 2009

Name	Signature	Name	Signature
Abu-Shaban, Sam		Marquis, Suzanne	
Bell, Richard		Matheis, Mary Aileen	man
Broderick, John		Muza, Rich	,
Crompton, Chris		Reavis, Gail	
Herndon, Roy	ENB	Rudolph, Marcia	MR
Hersh, Peter	EAB	Than, Quang	Jung Hin
Hills, John		Theroux, Debra - Acting Navy Co-Chair	A Alc
Hurley, Greg		Woodings, Bob – Community Co-Chair	<i>→ →</i>
Marquis, Roland		Zweifel, Donald	

EAB = Excused Absence

PLEASE SIGN IN

# FORMER MCAS EL TORO RAB MEETING- SIGN-IN SHEET April 15, 2009

NAME PLEASE PRINT CLEARLY	AFFILIATION (community member/resident, elected official, agency official)	MAILING ADDRESS	PHONE EMAIL FAX	SHOULD WE ADD YOU TO THE MAILING LIST? (yes/no)
Jim CACCIAN	WAUZ			
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CUNCS FOUNDSUN	SUAW			
Dhanaijar Raval	EUS			
John Hills	IRWD			
Christina Fu	DTSC			

PLEASE SIGN IN

# FORMER MCAS EL TORO RAB MEETING- SIGN-IN SHEET April 15, 2009

NAME PLEASE PRINT CLEARLY	AFFILIATION (community member/resident, elected official, agency official)	MAILING ADDRESS	PHONE EMAIL FAX	SHOULD WE ADD YOU TO THE MAILING LIST? (yes/no)
Jim Werkmeiste	r Lennar-HF			
Amy CARRINO	FUSCOE, OCHP D.S.			
VINCENT	OC Public Works			
KASEY NIELSEN	OC Public Worles.	·		
Content Arnold	Navy			
Crispin Wanyoike	EARTH TECH (AECOM)			

PLEASE SIGN IN

# FORMER MCAS EL TORO RAB MEETING- SIGN-IN SHEET April 15, 2009

NAME PLEASE PRINT CLEARLY	AFFILIATION (community member/resident, elected official, agency official)	MAILING ADDRESS	PHONE EMAIL FAX	SHOULD WE ADD YOU TO THE MAILING LIST? (yes/no)
Tony Gurang	CDM			
Randa Chichoki	COM			

Document Control Number: CDM.0004.0069.0371

#### FINAL MEETING MINUTES - 28 JANUARY 2009 FORMER MARINE CORPS AIR STATION (MCAS) EL TORO 94th RESTORATION ADVISORY BOARD (RAB) MEETING





Meeting Location: Irvine City Hall, Conference and Training Center, Irvine California

**Meeting Date/Time:** 28 January 2009/6:40 pm - 8:02 pm

Minutes Prepared by: Tony Guiang, CDM

#### **Attachments:**

1. Presentation Slides: "State of the Station Environmental Program".

#### WELCOME/INTRODUCTIONS/AGENDA REVIEW:

Ms. Debra Theroux (Interim Base Realignment and Closure [BRAC] Environmental Coordinator [BEC] and Interim Navy RAB Co-Chair) welcomed everyone and asked Ms. Marcia Rudolph (RAB member, Subcommittee Co-Chair) to lead the Pledge of Allegiance. Self-introductions by all those in attendance followed. A total of 35 attendees were present. Ms. Theroux then reviewed the RAB meeting agenda; no changes to the agenda were suggested by the RAB.

#### ANNOUNCEMENTS/ REVIEW OF ACTION ITEMS

Ms. Theroux reviewed the status of the following action items discussed at the last RAB meeting (03 December 2008):

#### Installation Restoration Program (IRP) Site 1 Tour

In response to the RAB's request to conduct a tour of IRP Site 1 before the upcoming April 2009 meeting, Ms. Theroux asked that all interested parties contact either her or Ms. Content Arnold, Navy Lead Remedial Project Manager (LRPM), in order to select a convenient time for the tour between now and early March 2009.

#### IRP Sites 3 and 5 Radiological Materials

In response to Ms. Rudolph's question regarding how the Navy intends to handle radioactive material resulting from the IRP Sites 3 and 5 cleanup, Ms. Theroux explained that based on the Navy's experience at IRP Sites 2 and 17, they do not anticipate encountering significant quantities of radiological material. She further noted that the Work Plan for IRP Sites 3 and 5 will include specific procedures for handling radiological materials should they be encountered. Any storage and disposal will be coordinated with United States Army representatives and all procedures will meet all Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) regulations.

#### Federal Bureau of Investigation (FBI) Environmental Procedures

Ms. Theroux stated the Navy has submitted an inquiry to the Federal Bureau of Investigation (FBI) requesting more information about their environmental procedures in response to the RAB's request at the previous RAB meeting. As of today, the Navy has not received a response

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and they are continuing to pursue this action item in order to share the information with the RAB.

#### Letter of Commendation for Mr. Bob Coleman

Ms. Theroux asked if Ms. Rudolf had moved forward with the suggestion for the RAB to prepare a letter of commendation for Mr. Bob Coleman's years of service to the RAB. Mr. Bob Woodings (RAB Community Co-Chair) stated he would look into his records for a letter of appreciation previously used by the RAB that could be used as a template for a letter to Mr. Coleman.

#### APPROVAL OF 03 DECEMBER 2008 RAB MEETING MINUTES

Mr. Woodings opened the floor for discussion on any questions or corrections to the 03 December 2008 RAB meeting minutes. No comments were provided. The meeting minutes were approved by the RAB with no changes.

#### SUBCOMMITTEE MEETING REPORT

Ms. Rudolph began her opening statement with a Happy New Year greeting to the RAB and stated that the evening's subcommittee meeting was a little different from past meetings owing to the attendance of a returning RAB member.

Citing an example from the 03 December 2008 RAB meeting minutes, Ms. Rudolph suggested the Navy provide further clarification when using the word "Contract", stating it led to some confusion for a returning member in regard to what entities were involved. She requested that future meeting minutes provide clarification of the term "Contract" by specifying the entities between which the "Contract" refers (e.g., agreement contract between the Navy, Department of Justice, Irvine Ranch water District [IRWD], and/or the Orange County Water District [OCWD]).

Ms. Rudolph was pleased to hear about the Navy's efforts to contact the FBI stating the importance of the community's right to know with regard to the FBI's plans and how these plans may affect the remedies proposed by the Navy. She volunteered to help the Navy pursue the action item if needed.

In closing, Ms. Rudolph expressed the RAB's continued interest in the groundwater cleanup and investigations and they look forward to upcoming reports.

#### **REGULATORY AGENCY UPDATE**

#### United States Environmental Protection Agency (U.S. EPA)

Mr. Richard Muza (U.S. EPA representative) provided the following summary of documents under U.S. EPA review.

- Draft Remedial Action Verification Report for IRP Sites 2 and 17 (includes final drawings of the cap) U.S. EPA had no comments.
- Draft Remedial Action Completion Report (RACR) for IRP Sites 2 and 17 (documents the response action has been implemented and remedial action objectives achieved) – U.S. EPA

had no comments; the document is currently under Department of Toxic Substances Control (DTSC) review.

- Draft Explanation of Significant Differences (ESD) for IRP Sites 2 and 17 (finalizes the 1998 interim Record of Decision [ROD]) U.S. EPA provided comments to the Navy.
- Draft Final Fact Sheet for IRP Sites 3 and 5 U.S. EPA had no comments.
- ESD for IRP Sites 18 and 24 (transfers a vadose zone sampling requirement from the ROD for soil cleanup to the ROD for groundwater cleanup) – U.S. EPA concurred with the document.
- Finding of Suitability to Transfer (FOST) #4 U.S. EPA concurred with the document.

In closing, Mr. Muza noted the current "dig and haul" field activity taking place at IRP Site 12 (across from Building 307), the former waste treatment plant. Dig and haul activity at IRP Site 8 is scheduled to begin next week. He opened the floor for any questions or comments.

Mr. Roger Butow (Clean Water Now), a water quality activist and returning former RAB member, gave a self introduction and thanked the RAB for allowing him to attend both the subcommittee and RAB meetings. He noted he would be contacting the Navy and regulatory agencies in regard to his concerns with water quality.

Mr. Muza identified several handouts available to all RAB attendees at the front table that include information on current as well as past environmental programs at former MCAS El Toro, contact names, websites, and other useful information.

#### **DTSC**

Mr. Quang Than (DTSC RPM) explained that DTSC reviewed the same documents listed by Mr. Muza. He noted the importance of the finalization of FOST #4, explaining that DTSC issued a Resource Conservation and Recovery Act (RCRA) Corrective Action Complete Determination on some of the parcels included in FOST #4. This determination identifies that all required cleanup activities have been completed for these parcels and they are ready for transfer. In closing, he opened the floor for questions or comments; none were posed by the meeting attendees.

Ms. Theroux noted that although a Regional Water Quality Control Board (RWQCB) representative was not at the RAB meeting tonight; contact information for Mr. John Broderick (RWQCB RPM) is available in the handouts.

#### AVAILABLE INFORMATION/CONTACTS

Ms. Theroux presented a series of slides listing dates and times for the upcoming quarterly RAB meetings. In addition, she presented slides listing key Navy and regulatory agency contacts, RAB points of contact, CERCLA Administrative Record (AR) File and Information Repository (IR) locations and hours, and environmental and reuse/redevelopment websites.

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Ms. Theroux mentioned historical technical documents can be found at the CERCLA AR File and either Sue Rawal or the Navy can help locate specific documents. Information on the Navy website reflects the past 5 years and any prior documents can be viewed by contacting the Navy or the RAB Community Co-Chair.

Ms. Theroux explained that though there are some areas (carve-outs) that are still under Navy ownership, a large portion of the former MCAS El Toro property has been sold. The Navy is continuing to work with all involved parties (Orange County Great Park, Heritage Fields, Lennar Homes, City of Irvine, and County of Orange) with regard to the smooth transition of land re-use and redevelopment. Recognizing that the RAB may have specific re-use questions, the Navy has provided a listing of several non-Navy websites for such information. The Navy's role is to share information with the community with regard to the on-going environmental cleanup program.

#### **COMMUNITY CO-CHAIR ELECTIONS**

Ms. Theroux announced the annual election of the RAB Community Co-Chair and opened the floor for nominations. She explained the role of the RAB Community Co-Chair is to work alongside the Navy during RAB meetings and be the point of contact for the community. Mr. Woodings further described the Community Co-Chair's role as assisting in the identification of agenda items for future meetings and serving as the liaison to the community.

Ms. Rudolph moved to re-elect Mr. Woodings. The nomination was seconded by Mr. Peter Hersch (RAB member) and Ms. Theroux asked for a show of hand to approve the nomination. Mr. Woodings was unanimously elected to continue his service as RAB Community Co-Chair.

#### STATE OF THE STATION ENVIRONMENTAL PROGRAM

Ms. Theroux provided a presentation entitled "State of the Station Environmental Program" (Attachment 1). She explained the presentation may be repetitive to members who are familiar with the various environmental programs at former MCAS El Toro and therefore, in the interest of time, the presentation was condensed yet continues to be as informative as possible. She enlisted the aid of the Navy RPMs in attendance to provide further insight to the topics discussed during the presentation.

She provided an excerpt from the RAB mission statement explaining the RAB's goal is to share information on the environmental restoration activities at former MCAS El Toro.

She stated the fiscal year 2008 budget awarded for the former MCAS El Toro environmental program was approximately \$12.6 million; \$12 million was allocated for IRP sites and \$600,000 was allocated for compliance sites. She explained the fiscal year 2009 budget of approximately \$6.6 million is less than previous years due to the maturity of the program. She noted the smaller 2009 budget does not imply that funds will not be available to address environmental issues that may require action during the course of the fiscal year.

Ms. Theroux showed the RAB a 2007 aerial photograph of former MCAS El Toro to identify active IRP sites, closed IRP sites, carve-out areas recently transferred under FOST #4, and carve-out areas remaining to be transferred.

Ms. Theroux provided a summary of the Basewide Groundwater Monitoring Program, Radiological Program, and Potential Release Locations (PRLs). Highlights of her summary are provided in the following bullets:

- The Basewide Groundwater Monitoring Program provides for semi-annual monitoring of sites (Anomaly Area 3 [AA 3], IRP Site 1, and IRP Site 2) that do not yet have Record of Decisions (i.e., remedies) in place.
- The remaining radiological areas that require action include Hangar 296 and IRP Site 8. Mr. Jim Callian (Navy RPM) explained the cleanup of radium-226 contaminated soil at IRP Site 8 was scheduled to begin next week and suggested the RAB refer to the recently issued (January 2009) IRP Sites 8 and 12 Fact Sheet, which was available at the front table, for additional information. Ms. Theroux added that an electronic version of the Fact Sheet was also available for viewing on the Navy's website.
- A total of 78 PRLs were identified in the 2003 Environmental Baseline Survey and were grouped into Groups I through VI for further investigation. In 2008, no further investigation (NFI) decisions were reached with the agencies for the 18 PRLs in Groups IV and V (Groups I, II, and III investigations were completed in previous years). The Draft Site Inspection (SI) Report for the final six PRLs, included in Group VI, was submitted for regulatory agency review in October 2008. U.S. EPA and RWQCB have concurred with the Draft SI Report and the Navy is currently addressing DTSC's comments.

Ms. Theroux provided a summary of work in progress under the Compliance Program. She noted the Compliance Program is a component of the environmental program at former MCAS El Toro; however, it is not part of the CERCLA process. The RWQCB provides oversight for the Compliance Program.

Ms. Theroux provided a summary of the IRP Sites at former MCAS El Toro that are addressed by CERCLA. Highlights of her summary are provided below:

- **IRP Sites 3 and 5 (Former Landfills).** The Final ROD was issued in February 2008. Mr. Marc P. Smits (Navy RPM) explained the final remedy includes installing a cap constructed of a soil cover underlain by a flexible-membrane liner to prevent infiltration into the landfill material. He added the remedy also includes implementing restrictions on future construction and other activities at the site. Construction will begin after finalization of the Remedial Design/Remedial Action (RD/RA) Work Plan; the draft final RD/RA Work Plan will be issued in Spring 2009.
- AA 3 (Former Construction Debris Site). The Final Technical Memorandum on Supplemental Groundwater Monitoring and the Final Remedial Investigation/Feasibility Study (RI/FS) were issued in 2008. A Proposed Plan is scheduled to be issued in Spring 2009 presenting the preferred remedy for the site. Mr. Callian noted the Navy is currently working with RWQCB on the Applicable or Relevant and Appropriate Requirements (ARARs) for the site. Ms. Theroux added that when the Proposed Plan is issued, a Public Meeting will be held to inform the public of the preferred remedy.

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- IRP Sites 2 and 17 (Former Landfills). Both properties were transferred to the Federal Aviation Administration (FAA); however, the Navy continues to retain environmental responsibility with regard to closure for the sites. The Final Interim ROD was signed in 2000, which documents the final remedy for soils and groundwater at IRP Site 17 and the final remedy for soils at IRP Site 2. Construction of the landfill covers for IRP Sites 2 and 17 were completed in 2007 and 2008, respectively, and the Draft RACR was issued in October 2008. The Navy held a tour for the RAB of these sites in August 2008. Mr. Smits explained that the Navy and regulatory agencies are in the process of finalizing an Explanation of Significant Differences (ESD) to document that the Final Interim ROD will act as the Final ROD for IRP Site 2 (soil only) and IRP Site 17 (soil and groundwater). This administrative change will be documented in the Final ESD to be issued in Spring 2009.
- IRP Site 1 Soil (Former Explosive Ordnance Disposal [EOD] Training Range). The Navy completed a Munitions Characterization Study for the site in 2008 and is currently looking at the results of the study to determine the next steps for soil cleanup.
- IRP Sites 1 and 2 Groundwater. Mr. Callian stated regulatory agencies recently concurred on the Draft Pilot Study Work Plan which describes the in-situ (i.e., in place) treatment technology proposed for groundwater remediation at IRP Site 1 (perchlorate contamination) and IRP Site 2 (trichloroethene [TCE] contamination). The pilot study will evaluate the effectiveness of two injection techniques: regular injection and hydraulic fracturing. Field activities are anticipated to begin in Spring 2009.
- IRP Sites 8 (Former Defense Reutilization and Marketing Office [DRMO] Storage Yard) and 12 (Former Sludge Drying Beds). Fieldwork is currently underway at IRP Site 12 and will begin next week at IRP Site 8. The Navy anticipates field work to be complete in 3 to 4 weeks (after the collection of confirmation samples) before the sites are restored. Mr. Callian noted the Navy is working closely with their radiological counterpart (Radiological Affairs Support Office [RASO]) and California Department of Public Health (DPH) on issues relating to the cleanup of radiological-impacted soil at IRP Site 8.
- IRP Sites 18 and 24 (Principal Aquifer and Shallow Groundwater Unit). Mr. Smits stated the Annual Long Term Groundwater Monitoring Report was issued in December 2008. He noted that the status of the remedial action at these sites was covered in depth at the 03 December 2008 RAB meeting. He suggested the RAB consult the Annual Report for information that will allow you to compare the current performance of the system in relation to modeling conducted prior to the system startup.
- IRP Site 16 (Former Firefighter Training Area). Concurrence for the Operating Properly and Successfully (OPS) Report was received in October 2007 and long term groundwater monitoring is underway for the site. The Navy is using IRP Site 16 as the keystone for getting the CERCLA 5-year Review process initiated. Mr. Callian provided a brief background on IRP Site 16 explaining that the remedy for the site groundwater plume is monitored natural attenuation (MNA) and institutional controls (ICs). The long term groundwater monitoring evaluates specific groundwater characteristics including dissolved oxygen (DO) and oxidation-reduction potential (ORP) to monitor the effectiveness of MNA.

Ms. Theroux formally notified the RAB that the Navy has started the 5-year Review process for former MCAS El Toro. A 5-year Review is currently required for only IRP Site 16; however, the Navy will also include all other IRP sites that have implemented remedies (i.e., IRP Sites 2 and 17 and IRP Sites 18 and 24) in the 5-year Review. Ms. Theroux explained the purpose of the CERCLA 5-year Review and components of the review. She explained that interviews will be part of the 5-year Review process (anticipated to be conducted in February 2009) and interviewees will include Navy, regulatory agencies, and operation and maintenance (O&M) contractor representatives. Community participation is encouraged in the 5-year Review process and the RAB Community Co-Chair (Mr. Woodings) will be formally interviewed; Ms. Theroux suggested RAB members provide their input to Mr. Woodings. The Navy expects to issue the Final 5-Year Review by September 2009. Ms. Arnold noted the 5-year Review is a statutory requirement under CERCLA for sites where hazardous substances have been left on the property.

Ms. Theroux provided a summary of the current status of property transfer at former MCAS El Toro. She provided the approximate acreages of transferred, leased, and non-leased properties (see Attachment 1). FOST #3, finalized in August 2008, transferred 4.3 acres and FOST #4, finalized in January 2009, transferred 43.9 acres. She explained this property underwent public sale with a majority of the land being purchased by Lennar Homes/Heritage Park. On the 2007 aerial photograph, Ms. Theroux identified the few remaining acres under Navy control. In response to a comment made by Mr. Peter Hersh (RAB member) during the December 3, 2008 RAB meeting regarding the difficulty of tracking the status of parcel transfers, Ms. Theroux explained that property transfers are dependent on the specific cleanup activities and status and regardless of the size of the parcels, each transfer follows the same FOST procedure which includes regulatory agency oversight, concurrence and public notification.

#### **OPEN QUESTION AND ANSWER**

Ms. Theroux opened the floor for discussion.

Ms. Rudolph thanked the Navy for addressing and investigating the correlation between the perchlorate groundwater plume at IRP Site 1 with the perchlorate in groundwater at IRP Site 2. Mr. Callian concurred with the connection between the two sites and further explained that the pilot study will look at treating the IRP Site 2 co-mingled plumes (i.e., perchlorate and TCE).

Mr. Hersh asked the Navy to provide an update on the status of the radiological issues at Hangar 296. Ms. Arnold explained that a Release Report for Hangar 296 was completed some time ago; however, since then, Department of Public Health (DPH) standards have changed and therefore some areas are currently being re-evaluated.

Noting the Navy's presentation only stated that U.S. EPA and RWQCB had concurred on the Group VI PRLs SI Report, Mr. Hersh asked whether DTSC had provided concurrence on the Report. Mr. Smits explained that DTSC has concurred with the NFI finding for five of the six PRL sites included in Group VI and the Navy is currently working with the DTSC in regard to the last PRL site (PRL 354 - Skeet Range).

Mr. Philip Bettencourt (community member), asked how many acres of Coastal Sage Scrub (CSS) were affected by the remedial action at IRP Sites 2 and 17. Ms. Arnold explained that the Navy entered into a Memorandum of Agreement (MOA) with the United States Fish and Wildlife Service (USFWS) to mitigate/restore a total of 56 acres of CSS at IRP Sites 2 and 17. She explained the restoration efforts are ongoing and noted that during the August 2008 RAB tour of IRP Site 2, the results observed were impressive. She encouraged the RAB to look at photos of the site that are available on the Navy's website. Mr. Smits noted the RAB could observe the CSS restoration progress at IRP Site 17 by driving down Irvine Boulevard.

Mr. Woodings asked the representatives from the County of Orange to provide a brief summation of the milestone events that took place in regard to the Alton Parkway project, a joint venture between the City of Irvine, City of Lake Forest, and County of Orange. Ms. Tina Tavener (Orange County Public Works) took the floor and gave an update citing several milestones that have recently been achieved for the plans to construct the highway. She indicated the location of the project on the 2007 aerial photograph which starts at Irvine Boulevard and traverses 2. 1 miles towards Towne Centre Drive in the City of Lake Forest. The project has been in the planning stage since the early in the 1990s owing to many delays. In September 2007, an Environmental Impact Report (EIR) was certified and with that certification the project was able to progress to a final specification stage. An important milestone she noted included 90% completion of the plans and specifications. Another milestone was a cooperative agreement with the City of Irvine which is close to being executed and yesterday the Board of Supervisors adopted a resolution for declaration of a common highway through the Irvine section (necessary for road construction). In the same afternoon the City of Irvine approved the agreement, accepted the declaration, and approved a sublease agreement giving the county the land to construct the highway. The County will be signing the agreement with the City of Irvine on 10 February 2009. She explained the County is in the process of finalizing the plans and specifications and will proceed with advertising the project anticipating a September 2009 construction start date.

Ms. Mary Aileen Matheis (RAB member) asked who will supervise the highway construction. Ms. Taverner stated that the portion of the highway from Irvine Boulevard to Commercentre Drive would be under the jurisdiction of the County and the remaining portion (Commercentre Drive to Towne Centre Drive) would be under the jurisdiction of Shea Baker Ranch.

#### MEETING SUMMARY AND CLOSING

In closing, Ms. Theroux asked the RAB if there were any more comments or questions and whether there were any topics for further discussion they would like addressed at the next RAB meeting scheduled for 15 April 2009. Mr. Woodings thanked the Navy for initiating the 5-year Review and requested they keep the RAB informed throughout the process. He asked if ICs would be included in the 5-year Review and Ms. Arnold confirmed that ICs, and all other remedy components would be addressed in the 5-year Review.

Ms. Theroux thanked everyone and the 28 January 2009 meeting was adjourned at 8:02 pm.

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#### LIST OF HANDOUTS PROVIDED AT THE MEETING

- 28 January 2009 Former MCAS El Toro RAB Meeting Agenda and Upcoming RAB Meeting Schedule
- Where to Get More Information & Environmental Websites
- Presentation Slides: "State of the Station Environmental Program"
- Former MCAS El Toro IRP Site Location Map
- Former MCAS El Toro RAB Mission Statement and Operating Procedures
- Former MCAS El Toro RAB Fact Sheet/Membership Application
- Former MCAS El Toro Mailing List Coupon
- Fact Sheet Soil Cleanup at Sites 8 and 12, Installation Restoration Program, Former MCAS El Toro – January 2009

Copies of the meeting minutes and handouts provided at the 28 January 2009 RAB meeting are available at the IR for former MCAS El Toro located in the Government Publication Section of the Heritage Park Regional Library, Irvine, California. Library hours are 10 am to 9 pm Monday through Thursday; 10 am to 5pm Friday and Saturday; and 12 pm to 5 pm on Sunday. The library may be reached at (949) 936-4040. In addition, copies of the meeting minutes and handouts are also available at the CERCLA AR File maintained at Building 307 at former MCAS El Toro by Ms. Sue Rawal. Documents can be viewed by appointment; (call Ms. Rawal at (949) 726-5398 between 9 am and 1 pm Monday through Thursday.

Final minutes from previous RAB meetings can be found on the internet at the Navy BRAC website: <a href="https://www.bracpmo.navy.mil">www.bracpmo.navy.mil</a>

#### **INTERNET SITES**

#### Navy and Marine Corps Internet Access

BRAC PMO Web Site (includes RAB meeting minutes): http://www.bracpmo.navy.mil/

#### Department of Defense - Environmental Cleanup Home Page Web Site:

http://www.dtic.mil/envirodod/

#### U.S. EPA:

Homepage: www.epa.gov

Superfund information: www.epa.gov/superfund

National Center for Environmental Assessment: www.epa.gov/ncea

Federal Register Environmental Documents: <a href="www.epa.gov/federalregister">www.epa.gov/federalregister</a>

Document Control Number: CDM.0004.0069.0371

#### Cal/EPA:

Homepage: www.calepa.ca.gov

Department of Toxic Substances Control: www.dtsc.ca.gov

Department of Health Services, reorganized into the Department of Health Care Services and the Department of Public Health: <a href="https://www.dhs.ca.gov">www.dhs.ca.gov</a>

Santa Ana Regional Water Quality Control Board: www.waterboards.ca.gov/santaana

#### Additional Websites: Reuse and Redevelopment

Orange County Great Park: www.ocgp.org

Great Park Conservancy: www.orangecountygreatpark.org

Heritage Fields LLC, a joint venture of Lennar Homes of California, Inc. LNR Property Corporation Rockpoint Group, L.L.C: <a href="https://www.lennar.com">www.lennar.com</a>

City of Irvine Planning Commission: <a href="https://www.ci.irvine.ca.us/council/comms/planning/default.asp">www.ci.irvine.ca.us/council/comms/planning/default.asp</a>.



## Former Marine Corps Air Station El Toro PMO

#### State of the Station **Environmental Program**

**BRAC Program Management Office West** January 28, 2009



#### Former MCAS El Toro

BRAC **PMO** 

#### **Overview**

Mission Statement

#### Funding

#### **Base-Wide Projects**

- Groundwater Monitoring
- · Radiological Reports
- · Potential Release Locations

#### Installation Restoration Program (IRP) Sites

- · Landfills (3, 5, 2, 17, & Anomaly Area 3 [AA 3])
- Shallow Soils (8 & 12)Groundwater (1, 2, 16, 18, & 24)
- 5-year Review

#### Property Transfer

· Finding of Suitability to Transfer



#### **Former MCAS EI Toro**

**BRAC PMO** 

#### **Mission Statement**

#### Excerpt:

"The mission of the RAB is to promote community awareness and obtain timely constructive community review and comment on proposed environmental restoration actions to accelerate the clean-up and property transfer of MCAS El Toro. The RAB serves as a forum for the presentation of comments and recommendations to U.S. Marine Corps (Navy) and Remedial Project Managers (RPMs) of the U.S. Environmental Protection Agency (U.S. EPA), and the Department of Toxic Substances Control (DTSC)."



#### **Former MCAS EI Toro**

**BRAC PMO** 

#### **Funding**

#### Obligated to Date ~ \$236.4 M (1985-2008)

- Installation Restoration Program \$ 177 M
- Compliance Program \$ 59 M

#### FY 2009 Budget

• \$ 6.6 M

#### **Estimated Cost to Complete**

• \$ 69.6 M



#### **Former MCAS EI Toro**

BRAC PMO

#### **Groundwater Monitoring**

#### **Revised Groundwater Monitoring Work Plan**

- November 2007
- Site-specific monitoring requirements for Sites 1, 2 and AA 3
- · Monitoring is conducted semiannually
- Sites with a signed Record of Decision (ROD) are monitored per Post-ROD documents (Operation and Maintenance Plans [O&M] Plans)

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#### **Former MCAS EI Toro**

BRAC PMO

#### **Radiological Program**

#### **Historical Radiological Assessment**

- Completed -2000
- Conclusion: only limited areas require additional surveys and assessments

#### Misc. Building Release Report

- Buildings 242, 243, 295, 319, 360, 787 & 832 March 2008
- Building 297 Final Radiological Release Report August 2008

#### **Remaining Radiological Areas**

- · Hangar 296
- Cleanup of Radium (Ra)-226 contaminated soil IRP Site 8 (Unit 3) May 2008

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#### **Former MCAS EI Toro**

BRAC PMO

#### **Potential Release Locations (PRLs)**

#### **Group IV Summary Report (6 PRLs)**

· Final No further Investigation Report issued - July 2008

#### **Group V Summary Report (12 PRLs)**

 Final No further Investigation Report issued Report issued -December 2008

#### Group VI Site Inspection (SI) (6 PRLs)

- Work Plan May 2008
- Field Work June 2008
- Draft SI Report October 2008
  - · U.S EPA and RWQCB concurrence received

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#### **Former MCAS El Toro**

BRAC PMO

#### **Compliance Program – Work in Progress**

Underground Storage Tank (USTs) - 19

Aboveground Storage Tank (ASTs) - 3

Miscellaneous (MSC) - 4

Aerial Photographic Features/Anomalies (APHO) - 2

Solid Waste Management Unit/Temporary Accumulation Area (SWMU/TAA) – 2



## **Former MCAS EI Toro**

BRAC PMO

#### IRP Sites 3 & 5

#### **Final Record of Decision**

- Final issued February 2008
- Flexible Membrane Liner with Vegetative Soil Cover, Long-term Monitoring, and Institutional Controls (ICs)

#### Final Remedial Design/Remedial Action (RD/RA)

- Final RD/RA Work Plan to be issued Spring 2009
- Construction to immediately follow concurrence of the Final RD/RA Work Plan
- · Operating Properly and Successfully (OPS) 2011

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## **Former MCAS El Toro**

BRAC PMO

## **Anomaly Area 3**

#### **Technical Memorandum Supplemental Groundwater Monitoring**

Final Report –January 2008

## Draft Final Remedial Investigation/Feasibility Study (RI/FS) (Considered Final)

May 2008

#### **Proposed Plan**

Spring 2009

#### ROD

• Spring 2010

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## **Former MCAS EI Toro**

BRAC PMO

#### **IRP Sites 2 & 17**

#### Final Interim ROD

- Soil and Groundwater at Site 17
- Soil only at Site 2
- Signed in 2000

#### **Remedial Action Construction**

- Site 2 –Landfill Cover Construction Completed in Dec 2007
- Maintenance and Restoration of Coastal Sage Scrub (CSS) Ongoing
- Site 17 Landfill Cover Construction Completed in July 2008
  - · Revegetation Underway

#### Remedial Action Complete Report (RACR)

- · Draft Issued in October 2008
- Final to be Issued in March 2009

#### **Draft Explanation of Significant Differences (ESD)**

- Draft Issued in October 2008
- Final to be Issued in March 2009

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## **Former MCAS EI Toro**

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#### **IRP Site 1 - Soils**

#### Final RI Report

December - 2006

#### **Munitions Characterization**

Study completed in 2008

### **Feasibility Study**

February 2010

#### **Proposed Plan**

August 2010

#### ROD

• April 2011

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## **Former MCAS EI Toro**

BRAC PMO

#### IRP Site 1 & 2 - Groundwater

## Final CERCLA RI

· December - 2006

#### **Groundwater Monitoring**

- Semiannual monitoring December 2008
- Report Summer 2009

#### **Groundwater Remediation Pilot Test**

- · Final Work Plan to be issued March 2009
- Evaluate in situ Treatment Technology
- Field Activities to be begin Spring 2009

#### Feasibility Study

February 2010

#### **Proposed Plan**

• September 2010 **ROD** 

May 2011

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## **Former MCAS El Toro**

BRAC PMO

#### **IRP Sites 8 & 12**

#### **Final ROD**

- June 2007
- · Soil Excavation and Off-Site Disposal of Contaminated Soil

#### Final Remedial Design/Remedial Action

- Work Plan December 2008
- Fact Sheet January 2009
- Fieldwork 2009
- RACR end of 2009

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## **Former MCAS EI Toro**

BRAC PMO

## **IRP Sites 18 & 24**

#### **Operational Startup**

- · October 2006
- · Dedication ceremony January 2007

#### **Long Term Monitoring**

- Quarterly monitoring on-going
- Annual Monitoring Report Issued December 2008

#### Final Explanation of Significant (ESD)

• December 2008

### **Operating Properly and Successfully (OPS)**

· Draft to be Issued January 2009

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## **Former MCAS EI Toro**

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#### IRP Site 16

#### **Final Record of Decision**

- August 2003
- Monitored Natural Attenuation with Institutional Controls

#### OPS

· October 2007

## **Long Term Monitoring Underway**

· Monitoring Reports submitted on a semi-annual basis

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## **Former MCAS EI Toro**

BRAC PMO

#### **5-Year Review Process**

#### Purpose

 To Determine Whether the Remedy Implemented at the Site is Actually Protective of Human Health and the Environment

#### Components

- · Remedy Summary and Status
- Site Inspections and Interviews
- · Performance Data Review and Evaluation
- · Technical Assessment
- · Identification of Issues
- · Recommendations for Follow-up Actions
- · Protectiveness Summary

#### Sites Include

- Site 16
- · Sites 2 & 17
- · Sites 18 & 24

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## **Former MCAS EI Toro**

BRAC PMO

#### 5-Year Review Team

#### **FFA Representatives**

- BEC
- · Navy RPMs
- Agency RPMs

#### **O&M Contractors**

## **Community Participation**

- · RAB Co-Chair Interview
- Announcement at RAB regarding initiation of 5-year Review

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## **Former MCAS EI Toro**

BRAC PMO

### 5-Year Review Schedule

Site Inspections and Interviews - February 2009

Issue Draft 5-Year Review – April 2009

Regulatory Review – April- May 2009

Respond to Regulatory Comments - June-July 2009

Issue Draft Final Five-Year Review – July 2009

Issue Final Five-Year Review by September 30, 2009

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## **Former MCAS El Toro**

BRAC PMO

## **Property Transfer**

#### Finding of Suitability to Transfer (FOST)

- FOST 3 August 2008
- FOST 4 January 2009

#### **Total Acres Transferred**

~ 3,692 acres

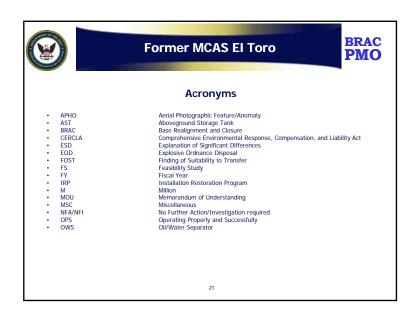
**Leased Property (Carve-outs)** 

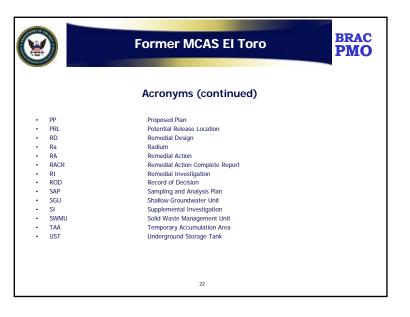
~ 926 acres

#### Non-leased property

~ 73 acres

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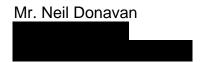
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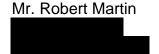
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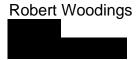
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